



Hall County Regional Planning Commission

**Wednesday, July 5, 2017
Regular Meeting**

Item E1

Minutes of June 21, 2017 Special Meeting

Staff Contact:



THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, GRAND ISLAND,
WOOD RIVER AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN,
NEBRASKA

Minutes
for
June 21, 2017

The meeting of the Regional Planning Commission was held Wednesday, June 21, 2017, in the Council Chambers - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" on June 10, 2017.

Present: Pat O'Neill Dean Sears
 Les Ruge Carla Maurer
 Dean Kjar Hector Rubio
 Leonard Rainforth Judd Allan
 Greg Robb

Absent: Derek Apfel, Jaye Monter.

Other: None

Staff: Chad Nabity, Tracy Overstreet Gartner.

Press: Austin Koeller, Grand Island Independent.

1. Call to order.

Chairman O'Neill called the meeting to order at 5:15 p.m.

O'Neill stated that this was a public meeting subject to the open meetings laws of the State of Nebraska. He noted that the requirements for an open meeting are posted on the wall in the room and easily accessible to anyone who may be interested in reading them.

O'Neill also noted the Planning Commission may vote to go into Closed Session on any agenda item as allowed by State Law.

The Commission will discuss and may take action on any item listed on this agenda.

The order of items on the agenda may be reorganized by the Chair to facilitate the flow of the meeting to better accommodate the public.

2. Minutes of the June 7, 2017 meeting.

A motion was made by Sears and seconded by Mauer to approve the minutes of the June 7, 2017 meeting.

The motion carried with nine members in favor (Allan, O'Neill, Ruge, Maurer, Robb, Rainforth, Rubio, Sears and Kjar) and no members voting no or abstaining.

3. Request Time to Speak.

None.

4. Public Hearing – Blight and Substandard Study – Grand Island –

Concerning a blight and substandard study for Area 24 comprising 0.74 acres on Lots 1, 2, and 3 of West View Subdivision and adjoining rights-of-way located at 701, 711 and 715 N. Howard in the City of Grand Island, Nebraska. (C-23-2017GI)

O'Neill opened the public hearing.

Nabity explained the microblight project for proposed Area 24, which is immediately east of St. Francis Medical Center. The three lots have one house and two vacant lots that have gone undeveloped in the city limits. Nabity said the owner, Jerry Huismann of TAM, would likely submit a request for tax increment financing if the area is found to be blighted and substandard. In response to questions, Nabity said the TIF could be used toward the cost of demolishing the house and adding additional services to serve single-family homes or duplexes. Sears commented that he lives on the east side of this same block and knows that 7th Street was vacated more than 40 years ago and storm sewer was located in the vacated street. Nabity said that storm sewer may be expensive to move. Huismann thanked Sears for the past history on the vacant lot.

O'Neill closed the public hearing.

A motion was made by Ruge and seconded by Sears to recommend approval of the blight and substandard study for Area 24 and Resolution No. 2017-11.

The motion carried with nine members in favor (Allan, O'Neill, Ruge, Maurer, Robb, Rainforth, Rubio, Sears and Kjar) and no members voting no or abstaining.

10. Director's Report.

Nabity said reported that all the municipalities in Hall County have approved resolutions in support of Hall County's Livestock Friendly County application. The Planning Department will be completing the application in the next week or two and submitting it to the Nebraska Department of Agriculture.

12. Next Regular Meeting July 5, 2017.

13. Adjourn

O'Neill adjourned the meeting at 5:28 p.m.

Leslie Ruge, Secretary
By Tracy Overstreet Gartner